


	<b>575 Avenue Rd 704</b> <b>Toronto Ontario M4V 2K2</b> Toronto C02 Yonge-St. Clair Toronto % Dif: 94 <b>Taxes:</b> \$2,314.90 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 15				<b>Sold: \$375,000</b> <b>List: \$398,000</b>	
	Co-Op Apt Apartment <b>Unit#:</b> 04 <b>Corp#:</b> 0 / 0		#Shares%: 1 <b>Locker#:</b> <b>Locker Lev/Unit:</b> 01 <b>Locker Unit:</b> <b>Level:</b> 07		Rms: 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xMain	
	<b>Dir/Cross St:</b> Avenue Rd/Heath St W <b>Prop Mgmt:</b> Canlight Management Inc. 905-629-7000					
<b>MLS#:</b> C11915343 <b>Sold Date:</b> 01/24/2025 <b>PIN#:</b>						
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Water / Gas <b>Apx Age:</b> 51-99 <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> 771 + 144 balcony <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Restrict <b>Locker:</b> Exclusive <b>Maint:</b> \$1,272.25 <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Taxes Incl:</b> Y <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		<b>Retirement:</b> <b>Water Incl:</b> Y <b>Hydro Incl:</b> <b>CAC Incl:</b> <b>Prkg Incl:</b> <b>Energy Cert:</b>		<b>Balcony:</b> Open <b>Ens Lndry:</b> <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Surface <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> 0 <b>Bldg Amen:</b> Bike Storage, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>	
1	Living	Main	20.01	x 11.52	Parquet Floor	W/O To Balcony Combined W/Dining
2	Dining	Main	14.01	x 8.01	Parquet Floor	Combined W/Living
3	Kitchen	Main	10.86	x 7.61	Galley Kitchen	Separate Rm
4	Prim Bdrm	Main	15.85	x 10.99	Parquet Floor	W/O To Balcony
<b>Client Remks:</b> Fabulous opportunity to live in one of Toronto's most desirable neighbourhoods, Avenue Rd & St Clair! Price per square foot for this spacious 771 sf apartment that has walk outs from both living room and bedroom to 144 sf south facing balcony is amazing value. Rooftop Terrace with BBQ. Pet friendly building. Outdoor visitor parking available. Walk to shops and restaurants at Yonge & St Clair, or Forest Hill Village. Walk or bike on the Beltline Trail. TTC at your door. Maintenance fees include property tax, heat, water, Rogers TV & internet package.						
<b>Extras:</b>						
<b>Listing Contracted With:</b> SAGE REAL ESTATE LIMITED 416-483-8000						



**581 Avenue Rd 1104**  
**Toronto Ontario M4V 2K4**  
Toronto C02 Yonge-St. Clair Toronto % Dif: 94  
**Taxes:** \$2,007.25 / 2024 **For:** Sale **SPIS:** N **DOM:** 13

**Sold: \$377,000**  
**List: \$399,900**

Co-Op Apt  
Apartment  
**Unit#:** 04  
**Corp#:** N/A / 0

**#Shares%:** 1.6390  
**Locker#:** 404  
**Locker Lev/Unit:** 1  
**Locker Unit:**  
**Level:** 11

**Rms:** 4  
**Bedrooms:** 1  
**Washrooms:** 1  
1x4xMain

**Dir/Cross St:** Avenue Rd and St Clair Ave W  
**Prop Mgmt:** Pro House Management 416-783-7676

**MLS#:** C12115216  
**Sold Date:** 05/14/2025  
**PIN#:**

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** None  
**Fireplace/Stv:** N  
**Heat:** Water / Gas  
**Apx Age:**  
**Apx Sqft:** 600-699  
**Sqft Source:** Floor Plan  
**Exposure:** N  
**Assessment:**  
**Spec Desig:** Unknown  
**Phys Hdcap-Eqp:**

**Pets Perm:** N  
**Locker:** Exclusive  
**Maint:** \$982.84  
**A/C:** Wall Unit  
**Central Vac:** N  
**UFFI:**  
**Elev/Lift:** Y  
**Taxes Incl:** Y  
**Heat Incl:** Y  
**Cable TV Incl:** Y  
**Bldg Ins Incl:** Y  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Library, Park, Public Transit

**Balcony:** Open  
**Ens Lndry:**  
**Lndy Lev:** Main  
**Exterior:** Brick  
**Gar/Gar Spcs:** Underground / 1  
**Park/Drive:** Other  
**Park Type:** Exclusive  
**Park/Drv Spcs:** 0  
**Tot Prk Spcs:** 1  
**#:** 20  
**Park \$/Mo:**  
**Prk Lvl/Unit:** 1  
**Bldg Amen:** Bike Storage  
**Com Elem Incl:** Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.33	x 19.09	W/O To Balcony Parquet Floor Large Window
2	Dining	Main	7.84	x 12.6	O/Looks Living Hardwood Floor B/I Shelves
3	Kitchen	Main	7.58	x 9.91	Stainless Steel Appl Galley Kitchen Separate Rm
4	Br	Main	10.5	x 14.99	W/O To Balcony W/I Closet Hardwood Floor

**Client Remks:** Incredible opportunity to live in one of Toronto's most elegant and exclusive neighbourhoods! Unbeatable value for a stylish and generously sized one bedroom suite with an efficient and flexible open concept layout. Located on the top floor with a large, sunny balcony that spans the entire length of the unit, with walk-outs from both the living and bedrooms. You'll love the unique built-in cabinets in the dining room and the oversized walk-in closet in the bedroom. Parking and locker is included too! 581 Avenue Rd is a sophisticated and well maintained boutique co-op building in a highly-sought after location. Enjoy easy access to Downtown and Midtown, with Yonge subway and St. Clair streetcar just steps away. Total monthly fee of \$1,150.11 includes \$167.27 for property taxes, and \$982.84 for heat, water, building maintenance and a full-time on-site superintendent. Please note this is a no pet and no rental building.

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300

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**581 Avenue Rd 404**  
**Toronto Ontario M4V 2K4**  
**Sold: \$377,000**  
**List: \$379,000**

Toronto C02 Yonge-St. Clair Toronto % Dif: 99  
**Taxes: \$0 / 2024 For: Sale** **SPIS: N** **DOM: 32**

Co-Op Apt **#Shares%: 11** **Rms: 4**  
 Apartment **Locker#: 404** **Bedrooms: 1**  
**Unit#: 04** **Locker Lev/Unit: 1** **Washrooms: 1**  
**Corp#: N/A / 0** **Locker Unit: 1x3xFlat**  
**Level: 4**

**Dir/Cross St:** Avenue Rd and St Clair Ave W  
**Prop Mgmt:** Pro House Management 416-783-7676

**MLS#:** C11948948

**Sold Date:** 03/03/2025

**PIN#:**


<b>Kitchens:</b>	1	<b>Pets Perm:</b>	N	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Exclusive	<b>Ens Lndry:</b>	
<b>Basement:</b>	None	<b>Maint:</b>	\$1,110.09	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Wall Unit	<b>Exterior:</b>	Brick
<b>Heat:</b>	Water / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Surface
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	None
<b>Sqft Source:</b>	as per building floorplan	<b>Taxes Incl:</b>	Y	<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	N	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Bike Storage
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Library, Park, Place Of Worship, Public Transit, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Large Closet
2	Living	Flat	19.65	x 10.99	W/O To Balcony
3	Dining	Flat	8.66	x 12.5	Large Window
4	Kitchen	Flat	9.91	x 5.74	Renovated
5	Br	Flat	15.49	x 10.93	W/O To Balcony
6	Bathroom	Flat	0	0	3 Pc Bath
7	Other	Flat	0	0	Balcony

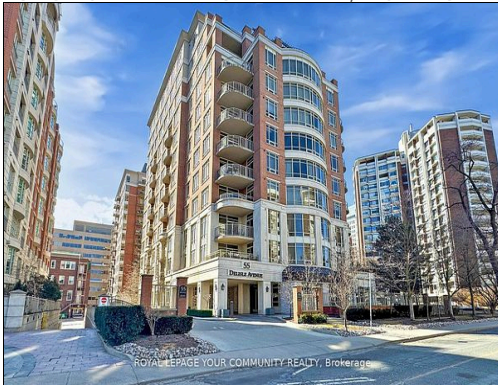
**Client Remks:** Welcome to the highly sought-after Avenue & St. Clair neighbourhood! This wonderful and spacious one-bedroom unit boasts a large, over 100 sq ft balcony with dual access from the living/dining room and bedroom. It features an updated kitchen with additional cabinet space, a renovated three-piece bathroom, and plenty of closet and cupboard storage. With large rooms and a functional floor plan this amazing unit is sure to make anyone feel right at home! It includes a personal locker on the main floor and bike storage in the underground garage. Located just 10 minutes from downtown and mere steps from public transportation and the Yonge subway line, its within easy walking distance to Forest Hill Village, Yonge & St. Clair shops, fine dining, local pubs, grocery stores, LCBO, and beautiful outdoor trails for both walking and biking. This unit truly embodies the best of city living! MONTHLY FEES INCLUDE TAXES, Heat, Water, Rogers Ignite TV & unlimited Internet, and on-site Superintendent. \*\*EXTRAS\*\* Well managed, secure building with FOB & Intercom access. Building with recent renovations including main pipes, doors, windows and balconies, elevator, lobby and halls.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE/ & D DIVISION 416-489-2121

	<b>60 St Clair Ave W 906</b> <b>Toronto Ontario M4V 1M1</b> Toronto C02 Yonge-St. Clair Toronto % Dif: 97 <b>Taxes:</b> \$2,426 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 40				<b>Sold: \$448,000</b> <b>List: \$459,900</b>	
	Condo Apt Apartment <b>Unit#:</b> 6 <b>Corp#:</b> T.S.C.C. / 1845		#Shares%: <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 9		<b>Rms:</b> 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xFlat	
	<b>Dir/Cross St:</b> Yonge St. / St Clair Ave W <b>Prop Mgmt:</b> First Service Residential: (416) 920-4060					
<b>MLS#:</b> C11887013		<b>Sold Date:</b> 01/18/2025				
<b>Assignment:</b> N		<b>Fractional Ownership:</b> N <b>PIN#:</b> 128450057				
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 16-30 <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> 563 sq ft per MPAC <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b> N		<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$669.67 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Taxes Incl:</b> <b>Heat Incl:</b> <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions, Public Transit		<b>Retirement:</b> N <b>Water Incl:</b> Y <b>Hydro Incl:</b> <b>CAC Incl:</b> <b>Y Prkg Incl:</b> <b>Energy Cert:</b> N		<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Gym, Party/Meeting Room <b>Com Elem Incl:</b> Y
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>	
1	Living	Flat	14.99	x 10.07	Hardwood Floor	Combined W/Dining South View
2	Dining	Flat	14.99	x 10.07	Hardwood Floor	Combined W/Living
3	Kitchen	Flat	7.51	x 7.32	Tile Floor	Open Concept Stainless Steel Appl
4	Prim Bdrm	Flat	15.81	x 8.99	Hardwood Floor	Large Closet South View
<b>Client Remks:</b> Welcome to 60 St Clair   A spacious well layout south facing 1 bedroom unit   Located in the Yonge/St Clair area   Subway   Public Transit   Shops and Restaurant   Well managed building   Well maintained unit						
<b>Extras:</b> Stainless Steel Appliances now in kitchen: Fridge, Stove, Built-in Dishwasher, Over the range microwave; Stacked Washer/Dryer; All existing window covering not belonging to tenant and All existing light fixtures not belonging to tenant.						
<b>Listing Contracted With:</b> CENTURY 21 PERCY FULTON LTD. 416-298-8200						





**55 Delisle Ave 501**  
**Toronto Ontario M4V 3C2**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 97  
**Taxes:** \$3,233.11 / 2024 **For:** Sale **SPIS:** N **DOM:** 24  
**Sold: \$580,000**  
**List: \$599,888**

Condo Apt **#Shares%:** **Rms:** 4  
 Apartment **Locker#:** **Bedrooms:** 1  
**Unit#:** 1 **Locker Lev/Unit:** L#1 **Washrooms:** 1  
**Corp#:** TSCC / 1770 **Locker Unit:** 31 1x4xFlat  
**Level:** 5

**Dir/Cross St:** Yonge/St.Clair  
**Prop Mgmt:** Crossbridge Condominium Service: 416-920-4060

**MLS#:** C12134358**Sold Date:** 06/01/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	N	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$836.44	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Heat Pump / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Se	<b>Heat Incl:</b>	Y	<b>Hydro Incl:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>CAC Incl:</b>	Y
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prkg Incl:</b>	Y
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Energy Cert:</b>	
		<b>GreenPIS:</b>		<b>Bldg Amen:</b>	Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking
		<b>Prop Feat:</b>	Ensuite Laundry, Park, Place Of Worship, Public Transit	<b>Com Elem Incl:</b>	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Closet
2	Living	Flat	16.99	x 10.99	Hardwood Floor
3	Dining	Flat	16.99	x 10.99	Hardwood Floor
4	Kitchen	Flat	13.06	x 8.43	Granite Counter
5	Prim Bdrm	Flat	14.17	x 10.3	Hardwood Floor

**Client Remks:** Excellent Value, Priced to Sell. Prestigious Location. This Good Sized one bedroom is perfect for young professionals, or for someone who wants to enjoy the quietness. This mid-rise boutique building at Yonge and St. Clair is a hidden gem on a quiet street feels like apart from the busyness of Toronto but yet able to enjoy all its conveniences. This unit is tastefully renovated, offers 9' ceilings with cornice mouldings in living/dining areas. Smooth ceilings throughout. Modern White kitchen with S/S appliances, back splash, Granite countertops, under-cabinet valance lighting, and breakfast bar, engineered hardwoods, 6" baseboards, freshly painted thru-out, Living Room walk-out to good sized balcony. It is also steps to subway, shopping, cafe and restaurants. 24 hr. concierge and visitor Parkings. Offering price included one parking and onel ocker. Shows 10+.

**Extras:****Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 905-731-2000



97 Lawton Blvd PH4			Sold: \$625,000		
Toronto Ontario M4V 1Z6			List: \$625,000		
Toronto C02 Yonge-St. Clair Toronto % Dif: 100					
Taxes: \$3,039.98 / 2024		For: Sale	SPIS: N	DOM: 21	
Condo Apt		#Shares%:	Rms: 4		
Apartment		Locker#:	Bedrooms: 1		
Unit#: 04		Locker Lev/Unit: P2	Washrooms: 1		
Corp#: MTCC / 1065		Locker Unit:	1x3xMain		
		Level: 09			
Dir/Cross St: Yonge & St Clair					
Prop Mgmt: Best Practices Property Management (416) 989-5290					

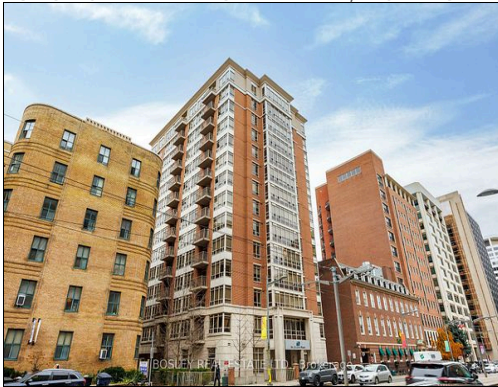
<b>MLS#:</b> C11958238	<b>Sold Date:</b> 02/26/2025
<b>PIN#:</b>	

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,592.15	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b> 31-50	<b>UFFI:</b>	<b>Park/Drive:</b> None
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b> Y	<b>Park Type:</b> Owned
<b>Sqft Source:</b> 710 SqFT MPAC	<b>Taxes Incl:</b> Y	<b>Park/Drv Spcs:</b> 0
<b>Exposure:</b> Ne	<b>Water Incl:</b> Y	<b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Hydro Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>CAC Incl:</b> Y	<b>Prk Lvl/Unit:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Y Prkg Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Energy Cert:</b>	Bbqs Allowed, Party/Meeting Room, Rooftop
	<b>GreenPIS:</b>	Deck/Garden, Visitor Parking
	<b>Prop Feat:</b>	<b>Com Elem Incl:</b> Y
	Clear View, Ensuite Laundry, Library, Park, Pets	
	Allowed with Restrictions, Public Transit, School,	
	Terraced	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.17	x 7.91	Tile Floor Skylight Closet
2	Living	Main	16.5	x 14.67	Hardwood Floor Spiral Stairs Juliette Balcony
3	Dining	Main	7.71	x 13.81	Hardwood Floor Combined W/Kitchen B/I Desk
4	Kitchen	Main	11.81	x 8.56	Stainless Steel Appl Quartz Counter Breakfast Bar
5	Br	Main	9.97	x 10.93	Hardwood Floor Double Closet Window

**Client Remks:** This Unique Penthouse Unit Measures 710 SqFt Of Updated Living Space With 1 Bed & 1 Bath. Enjoy Entertaining In Your Open Concept Kitchen With Quartz Countertops, S/S Fisher & Paykel Appliances, Breakfast Bar, B/I Bench Seating & Juliette Balcony. The Living/Dining Area Allows For An Abundance Of Natural Light With A Double Glass Sliding Door Juliette Balcony. The Spiral Staircase Leads Up To Your Own Private 400 SqFt Terrace With Treelined North East Views. An Absolute Must See Unit! All Inclusive Maintenance Fees, 1 Underground Parking Space & Large Locker Included.

<b>Extras:</b>
<b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-921-1112

**60 St Clair Ave W 1207****Toronto Ontario M4V 1M1**

Toronto C02 Yonge-St. Clair Toronto % Dif: 99

**Taxes:** \$3,161.58 / 2024 **For:** Sale**SPIS:** N**Sold: \$735,000****List: \$745,000****DOM:** 16

Condo Apt

**#Shares%:****Rms:** 7

Apartment

**Locker#:** B106**Bedrooms:** 2**Unit#:** 7**Locker Lev/Unit:** Lev**Washrooms:** 1**Corp#:** TSCC / 1845**Locker Unit:** B58

1x4xFlat

**Level:** 12**Dir/Cross St:** St Clair Ave W./East of Deer Park Crescent.**Prop Mgmt:** First Service Residential**MLS#:** C11977000**Sold Date:** 03/06/2025**PIN#:** 128450079


<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$973.42	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Concrete
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	16-30	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	700-799	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Builder Plan & MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Sw	<b>Heat Incl:</b>	Y	<b>Hydro Incl:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>CAC Incl:</b>	Y
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prkg Incl:</b>	Y
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Energy Cert:</b>	N
		<b>GreenPIS:</b>	N	<b>Prop Feat:</b>	
			Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School		
				<b>Bldg Amen:</b>	Bike Storage, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking
				<b>Com Elem Incl:</b>	Y

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	5.97	x 3.67	Tile Floor
2	Kitchen	Flat	9.48	x 10.1	Modern Kitchen
3	Living	Flat	16.24	x 11.45	Large Window
4	Dining	Flat	9.09	x 5.58	W/O To Balcony
5	Other	Flat	4.66	x 7.81	Balcony
6	Br	Flat	10.66	x 9.61	Sw View
7	2nd Br	Flat	9.15	x 10.83	South View

**Client Remks:** Bright & Comfortable South-West Corner Suite at 'The Carlyle'; a quiet boutique condo building at Yonge and St Clair. This exceptional space features 2 bedrooms and 1 bathroom, along with a parking space and two storage lockers! This airy suite features an efficient floor plan with wonderful views and abundant natural light through large West and South-facing corner windows in the main bedroom, and unobstructed West views from the open balcony, living room & dining room. High quality and upgraded finishes throughout; Deep white marble stone window sills, dark wood floors and granite counters, stainless steel appliances, built-in storage shelving, mounted TV, and custom light-filtering roller blinds in every window. Convenient in-suite laundry, and both bedrooms feature large oversized mirrored closets with built-in drawers and organizer systems. The second bedroom also features a South-facing window and doubles perfectly as a Work-From-Home office space. As highlighted earlier, this suite comes packaged with 1 underground parking space and TWO convenient storage lockers on the same level(\*one currently rented to a neighbour). Just STEPS from the Yonge & St Clair subway, several ravine trails and public green spaces, shops, grocery options, numerous parks and too many great restaurants to list here! **\*\*EXTRAS\*\*** Included in your monthly fees; Heat, Central Air, Water, Building Insurance, Parking, 2 Storage Lockers & Amenities; Concierge/Security & On-site Management Office, Gym, Party Room/Meeting Facilities, Guest Suite & Visitor Parking. \*Furnishings Available For Sale\*

**Extras:****Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000



**10 Delisle Ave 915**  
**Toronto Ontario M4V 3C6**  
Toronto C02 Yonge-St. Clair Toronto % Dif: 94  
**Taxes:** \$3,554.98 / 2024 **For:** Sale **SPIS:** N **DOM:** 33

**Sold: \$740,000**  
**List: \$789,000**

Condo Apt  
Apartment  
**Unit#:** 15  
**Corp#:** TSCC / 1591

**#Shares%:**  
**Locker#:**  
**Locker Lev/Unit:** 02  
**Locker Unit:** 163  
**Level:** 09

**Rms:** 5  
**Bedrooms:** 1 + 1  
**Washrooms:** 1  
1x4xFlat

**Dir/Cross St:** Yonge & St. Clair  
**Prop Mgmt:** Del Property Management 416-323-3540

MLS#: C11957744

Sold Date: 03/10/2025

PIN#:

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Exclusive	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$808	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	700-799	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Floor plan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	E	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	Level D/Unit 22
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Exercise Room, Party/Meeting Room, Recreation Room
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.19	x 10.99	Hardwood Floor	W/O To Balcony	East View
2	Dining	Flat	19.19	x 10.99	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Flat	10.6	x 7.61	Hardwood Floor	Granite Counter	Open Concept
4	Prim Bdrm	Flat	16.01	x 9.61	Hardwood Floor	Closet	
5	Office	Flat	8.79	x 7.41	Hardwood Floor	French Doors	
6	Foyer	Flat	12.99	x 4	Hardwood Floor	Closet	

**Client Remks:** Fantastic suite in this demand location and fabulous building. Live in the prestigious Yonge St. Clair Deer Park area. 1 bedroom plus office! Walk to absolutely everything ! 715 square feet! Great amenities including gym, outdoor space, and exceptional concierge services. East facing unobstructed view. Parking and locker included.

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-785-1500




**30 Glen Elm Ave 301**  
**Toronto Ontario M4T 1T7**
**Sold: \$955,000**  
**List: \$899,000**

Toronto C09 Rosedale-Moore Park Toronto % Dif: 106

**Taxes:** \$4,305.84 / 2025 **For:** Sale**SPIS:** N**DOM:** 3

Condo Apt

**#Shares%:****Rms:** 5

Apartment

**Locker#:** 11**Bedrooms:** 2**Unit#:** 1**Locker Lev/Unit:** Bas**Washrooms:** 2**Corp#:** YCC / 528**Locker Unit:**

1x3xFlat, 1x2xFlat

**Level:** 1**Dir/Cross St:** Yonge St/St Clair Ave**Prop Mgmt:** T.S.E. Management Services 905-764-9166**MLS#:** C12209049**Sold Date:** 06/13/2025**PIN#:** 115280001

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Exclusive	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$1,099.66	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Baseboard / Electric	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>		<b>Park Type:</b>	Exclusive
<b>Sqft Source:</b>	1074 sq ft MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Nw	<b>Heat Incl:</b>		<b>#:</b>	#40
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y <b>CAC Incl:</b>	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b>	<b>Prk Lvl/Unit:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bike Storage, Gym, Party/Meeting Room, Visitor Parking, Community BBQ, Elevator
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.01	x 11.84	Vinyl Floor	W/O To Balcony	Combined W/Dining
2	Dining	Flat	16.5	x 8.17	O/Looks Garden	Combined W/Sitting	Vinyl Floor
3	Kitchen	Flat	12.93	x 8.6	Eat-In Kitchen	Pot Lights	Window
4	Prim Bdrm	Flat	13.16	x 10.01	W/O To Balcony	2 Pc Bath	Walk Through
5	2nd Br	Flat	11.09	x 10.07	Double Closet	Large Window	Vinyl Floor
6	Laundry	Flat	5.74	x 5.41	B/I Shelves	Separate Rm	Vinyl Floor

**Client Remks:** It has been over a year since a unit has been available in this sought-after jewel of a building in Deer Park. 30 Glen Elm Ave is a 40-unit, low-rise older building on a quiet cul-de-sac. Its residents have a unique sense of community. This 2-bedroom, 1 1/2 bathroom unit enjoys quiet northwest treed views over the exquisite gardens. Imagine a 32' long open balcony with walkouts from the living room and primary bedroom. The condo has been well maintained with upgrades including luxury vinyl flooring throughout. It is in live-in condition, but a new owner might choose to make personalized improvements. Upon entering, one will be instantly impressed by the abundance of natural light. There is a double coat closet in the front hall. The layout allows for a generous sized living room. The dining room easily accommodates a sitting area or even a grand piano. The large eat-in kitchen has plenty of cupboards and a rare west-facing window allowing for cross ventilation. The primary bedroom has an updated 2-piece ensuite bathroom, a walk-through closet, and a walk-out to the balcony. The 2nd bedroom has a large window and a double closet. The laundry room is an actual room, not a closet, with full sized washer and dryer, and generous storage. The condo comes with parking and a locker. The basement level was renovated a few years ago and has a fabulous lounge/party room with a kitchen and dining area. The gym is well-appointed with quality equipment. In the landscaped gardens there is a communal barbeque with plenty of seating. Perfect for parties. The wonderful live-in superintendents have been here for many years and keep the building and grounds beautifully maintained. The building appeals to downsizers, first time buyers, and families. The location is hard to beat. Walk to the subway, grocery stores, schools, parks, ravine, restaurants, and more. Daily errands do not require a car. It doesn't get much better than this!

**Extras:****Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



<b>609 Avenue Rd 703</b> <b>Toronto Ontario M4V 2K3</b> Toronto C02 Yonge-St. Clair Toronto % Dif: 99 <b>Taxes:</b> \$5,064.25 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 14			<b>Sold: \$1,179,900</b> <b>List: \$1,189,000</b>
Condo Apt Apartment <b>Unit#:</b> 03 <b>Corp#:</b> TSCC / 2800	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> Lev <b>Locker Unit:</b> 48 <b>Level:</b> 7	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x3xFlat, 1x4xFlat	
<b>Dir/Cross St:</b> Avenue Road/St Clair Avenue West <b>Prop Mgmt:</b> CrossBridge Condominiums			

<b>MLS#:</b> C12036212	<b>Sold Date:</b> 04/04/2025
<b>Assignment:</b> N	<b>Fractional Ownership:</b> N <b>PIN#:</b>

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> Owner <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b> N	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$832.38 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> No <b>Elev/Lift:</b> N <b>Taxes Incl:</b> <b>Water Incl:</b> N <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>Prkg Incl:</b> Y <b>GreenPIS:</b> <b>Energy Cert:</b> N <b>Prop Feat:</b> Arts Centre, Ensuite Laundry, Hospital, Other, Park, Pets Allowed with Restrictions, Public Transit, School	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level D # 34 <b>Bldg Amen:</b> Concierge, Exercise Room, Media Room, Recreation Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	31.82	x 10.7	Laminate	Open Concept	W/O To Balcony
2	Dining	Flat	31.82	x 10.7	Laminate	Open Concept	Combined W/Kitchen
3	Kitchen	Flat	0	0	B/I Appliances	Backsplash	Corian Counter
4	Prim Bdrm	Flat	10.01	x 11.61	W/I Closet	3 Pc Ensuite	Large Window
5	2nd Br	Flat	8.99	x 9.91	Double Closet	W/O To Balcony	Large Window
6	Den	Flat	6.99	x 8.6	Sliding Doors	Laminate	

**Client Remks:** Welcome To 609 Avenue Road A Luxurious Retreat In Prestigious Forest Hill Experience The Epitome Of Luxury Living At 609 Avenue Road, Where Elegance Meets Comfort In One Of Toronto's Most Sought-After Neighborhoods. This Stunning 2-Bedroom Plus Den Unit Offers An Abundance Of Space, Natural Light, And A Picturesque East-Facing View, Filled With Lush Greenery And Sunlight. Featuring 9-Foot Ceilings And An Open-Concept Kitchen With Granite Countertops And Built-In Appliances, This Home Is Designed For Both Style And Functionality. The Master Bedroom Is A True Sanctuary, Complete With A 3-Piece Ensuite And A Walk-In Closet, While The Versatile Den Can Easily Function As A Third Bedroom Or Home Office. Step Outside Through Any Of The Three Walkouts To The Private Balcony, Perfect For Enjoying Your Morning Coffee Or Evening Sunsets. With Just A Short Walk To Upper Canada College And Minutes From The Yonge St Subway, You're In Close Proximity To All The Conveniences And Amenities That Make Living In Forest Hill So Desirable. Don't Miss The Chance To Experience The Perfect Blend Of Luxury, Convenience, And Natural Beauty In This Remarkable Home.

<b>Extras:</b> <b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. 416-494-7653
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**10 Delisle Ave 807**  
**Toronto Ontario M4V 3C6**
**Sold: \$1,298,000**  
**List: \$1,298,000**

Toronto C02 Yonge-St. Clair Toronto % Dif: 100

**Taxes:** \$5,414.74 / 2024 **For:** Sale**SPIS:** N**DOM:** 3

Condo Apt

**#Shares%:****Rms:** 5

Apartment

**Locker#:****Bedrooms:** 2**Unit#:** 07**Locker Lev/Unit:** 2**Washrooms:** 2**Corp#:** TSCC / 1591**Locker Unit:** 146

1x4xMain, 1x3xMain

**Level:** 8**Dir/Cross St:** Yonge & St Clair**Prop Mgmt:** Del Property Management**MLS#:** C11943950**Sold Date:** 01/31/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$1,258.38	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Heat Pump / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Floor plans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	W	<b>Heat Incl:</b>	Y	<b>#:</b>	35
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	D
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bike Storage, Concierge, Exercise Room, Games Room, Gym, Party/Meeting Room
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Electric Car Charger, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School, Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.25	x 13.09	Hardwood Floor	Combined W/Dining	Open Concept
2	Dining	Main	10.01	x 8.99	Hardwood Floor	Combined W/Living	W/O To Balcony
3	Kitchen	Main	12.6	x 9.74	Hardwood Floor	Renovated	Centre Island
4	Prim Bdrm	Main	12.99	x 10.01	Hardwood Floor	4 Pc Ensuite	W/I Closet
5	2nd Br	Main	14.01	x 8.01	Hardwood Floor	Murphy Bed	B/I Closet

**Client Remks:** Welcome to "the St Clair" at 10 Delisle - a sophisticated New York hotel inspired design where timeless elegance meets contemporary luxury at one of the city's prestigious intersections of Yonge & St Clair. The Glenrose" 1104 sf corner suite is flooded with natural light & showcases breathtaking, unobstructed sunset vistas & tree top views overlooking prestigious Rosedale/Moore Park neighbourhood. \$200,000 fully renovated interior redefined with an open concept contemporary flair & quality finishes. Bespoke Scavolini kitchen boasts top of the line Miele appliances, a 9' x 4.5' ft island w/ quartz counter, extended backside cabinetry & a discreet bar/coffee station behind sliding doors. The spacious 2nd bdrm is a multi-functional retreat with custom wall-to-wall built-ins & a queen size pull down murphy bed for flexibility. Luxurious washrooms offer marble flrs & custom vanities. Wide plank hrdwd flrs, upgr. Baseboards, backband trim, new hardware & potlights enhance the homes refined ambiance. Step outside to your open terrace or enjoy the private main floor courtyard setting with outdoor fireplace. Personal parking at the elevator or leave your car at home & stroll to fine restaurants/shops/Starbucks/Loblaws/shoppers/parks & more. Close to prestigious Upper Canada College, Havergal & De La Salle. Convenient Green P parking attached with e chargers and an owners underground carwash.

**Extras:****Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 905-727-3154


**112 St Clair Ave W 403**  
**Toronto Ontario M4V 2Y3**

Toronto C02 Yonge-St. Clair Toronto % Dif: 93

**Taxes:** \$8,669.30 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,765,000**List:** \$1,895,000**DOM:** 28

Condo Apt

**#Shares%:****Rms:** 7

Apartment

**Locker#:** 7**Bedrooms:** 2**Unit#:** 3**Locker Lev/Unit:****Washrooms:** 3**Corp#:** TSCC / 1886**Locker Unit:**

1x2xMain, 1x4xMain,

**Level:** 4

1x5xMain

**Dir/Cross St:** Avenue Road & St Clair Ave W**Prop Mgmt:** ICC Property Management**MLS#:** C12023477**Sold Date:** 04/14/2025**PIN#:**

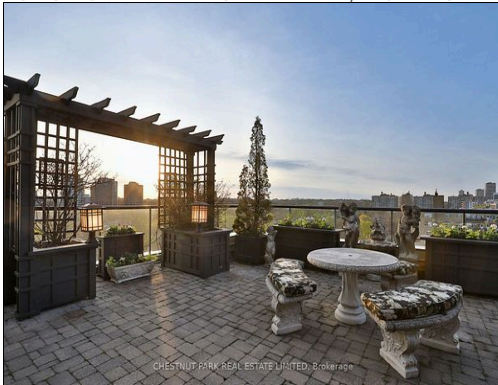
<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$2,616.05	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Other
<b>Heat:</b>	Heat Pump / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1600-1799	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Floor Plans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1
<b>Exposure:</b>	N	<b>Heat Incl:</b>	Y	<b>#:</b>	#19
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	P1
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Concierge, Exercise Room, Gym
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	29.1	x 17.19	Hardwood Floor	Coffered Ceiling	Combined W/Dining
2	Dining	Main	29.1	x 17.19	Hardwood Floor	Coffered Ceiling	Combined W/Living
3	Kitchen	Main	20.37	x 8.89	Eat-In Kitchen	B/I Shelves	
4	Prim Bdrm	Main	16.47	x 13.48	5 Pc Ensuite	W/I Closet	Double Closet
5	2nd Br	Main	11.09	x 9.88	4 Pc Ensuite	B/I Bookcase	W/O To Terrace
6	Foyer	Main	12.11	x 6.99	Coffered Ceiling	Granite Floor	2 Pc Bath
7	Utility	Main	5.28	x 5.02			

**Client Remks:** One of Forest Hill's most exclusive Boutique buildings steps to Yonge & St Clair, top restaurants, UCC, and Food Emporiums. This 1,727 sq ft suite offers beautiful, quiet tree-top views with an exceptional 278 sq ft outdoor space on two terraces. High-end finishes abound with coffered ceilings and endless natural light, this unit will appeal to the most discerning buyer. A Chef's eat-in kitchen with custom European cabinetry and premium Viking appliances. A large primary suite with a 5-piece ensuite walk-in closet, plus two additional closets and a great second bedroom with a built-in Murphy bed and a 4-piece ensuite with a walkout to a terrace. Easy condo living for downsizers, professionals, or small families. 5 minutes to St Clair subway station. LCBO & Longos across the street provide maximum convenience. The TTC is at your doorstep & the Yonge subway line is a five-minute walk away. Just ten minutes to Bloor, Yorkville & the U of T & 15 minutes to the Financial core & hospitals. BSS & top public schools are all close by. Wonderful concierge. City living at its best!

**Extras:****Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191





**10 Delisle Ave 1205**  
**Toronto Ontario M4V 3C6**

**Sold: \$2,000,000**  
**List: \$1,999,000**

Toronto C02 Yonge-St. Clair Toronto % Dif: 100

**Taxes:** \$7,803.80 / 2024 **For:** Sale

**SPIS:** N

**DOM:** 7

Condo Apt

**#Shares%:**

**Rms:** 5

Apartment

**Locker#:**

**Bedrooms:** 2

**Unit#:** 5

**Locker Lev/Unit:** Lev

**Washrooms:** 2

**Corp#:** TSCC / 1591

**Locker Unit:** Unit

1x4xFlat, 1x6xFlat

**Level:** 12

**Dir/Cross St:** Yonge & St Clair

**Prop Mgmt:** Del Property Management (on-site): 416-323-3540

**MLS#:** C12116183

**Sold Date:** 05/08/2025

**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Terr
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$1,819.68	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	Y	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete / Other
<b>Heat:</b>	Heat Pump / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1600-1799	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	as per MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	Nw	<b>Heat Incl:</b>	Y	<b>#:</b>	2
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	Level D, Unit 2
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Concierge, Games Room, Gym, Party/Meeting Room, Elevator
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Clear View, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	19.91	x 6.5	Double Closet	Marble Floor	Hardwood Floor
2	Living	Flat	23.33	x 22.34	Open Concept	Nw View	Gas Fireplace
3	Dining	Flat	23.33	x 22.34	Open Concept	Pass Through	W/O To Terrace
4	Kitchen	Flat	14.83	x 9.68	Renovated	Stainless Steel Appl	W/O To Terrace
5	Prim Bdrm	Flat	15.91	x 10.99	6 Pc Ensuite	W/I Closet	West View
6	Bathroom	Flat	12.24	x 8.5	6 Pc Ensuite	Separate Shower	Soaker
7	2nd Br	Flat	13.42	x 10.01	Double Closet	West View	Hardwood Floor
8	Bathroom	Flat	7.91	x 4.92	4 Pc Bath	B/I Vanity	

**Client Remks:** Rarely offered premium suite at 10 Delisle! This exceptional 2 bedroom, 2 bathroom residence boasts a spectacular 895 sq ft terrace with breathtaking sunset views - an entertainer's dream in the heart of Yonge & St. Clair! Perfectly positioned with unbeatable walkability to transit, shops, and restaurants. Minutes to the downtown core via TTC. This incredibly bright and sunny suite measures 1,610 sq ft and enjoys well-proportioned "house-like" rooms. A gracious foyer with a double-door hall closet opens to a sun-filled, open-concept living and dining area featuring a gas fireplace and unobstructed north-west views over Deer Park. Sliding glass door walk-out to a stunning north-west facing terrace. The renovated kitchen offers newer stainless steel appliances, a pass-through to the dining area with breakfast bar and built-in drawers & display shelves, plus a second walk-out to the terrace. The primary suite features a walk-in closet, additional double-door closet, a luxurious 6-piece ensuite with a soaker tub and ample space for a home office area. The second bedroom includes a double closet and clear west-facing views. 4-piece family bathroom. A dedicated walk-in laundry room and a large double-door utility closet provide excellent functionality. The oversized terrace is a unique find, complete with an irrigation system, gas line for BBQ, lighting, and includes all patio furniture and decor ready for summer enjoyment! The suite includes 1 parking space, 3 lockers, and access to outstanding building amenities: 24-hour concierge, gym, party room, games room and an outdoor courtyard with BBQs. A truly one-of-a-kind suite in a prestigious building. Don't miss this opportunity to live in this vibrant and upscale neighbourhood!

**Extras:**

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191


**619 Avenue Rd 1102**  
**Toronto Ontario M4V 2K6**
**Sold: \$2,150,000**  
**List: \$2,199,000**

Toronto C02 Yonge-St. Clair Toronto % Dif: 98

**Taxes:** \$9,420.36 / 2024 **For:** Sale**SPIS:** N**DOM:** 9

Condo Apt

**#Shares%:****Rms:** 5 + 1

Apartment

**Locker#:** L-33**Bedrooms:** 2**Unit#:** 2**Locker Lev/Unit:** 1**Washrooms:** 2**Corp#:** TSCC / 1516**Locker Unit:** L-33

1x4, 1x3

**Level:** 11**Dir/Cross St:** Avenue Rd. / Lonsdale Rd.**Prop Mgmt:** FirstService Residential, On-site Office (416) 486-3816**MLS#:** C12097006**Sold Date:** 05/01/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	None
<b>Fam Rm:</b>	N	<b>Locker:</b>	Exclusive	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$2,158.26	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Forced Air / Other	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1600-1799	<b>Elev/Lift:</b>		<b>Park Type:</b>	Common
<b>Sqft Source:</b>	1734 sf (Per Builder)	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Ne	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Exercise Room, Guest Suites, Outdoor Pool, Party/Meeting Room, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21	x 16.5	Ne View	Open Concept	Wood Floor
2	Dining	Flat	10.99	x 9.51	Ne View	Open Concept	Wood Floor
3	Kitchen	Flat	10.99	x 8.99	Galley Kitchen	Stainless Steel Appl	Stone Floor
4	Breakfast	Flat	16.5	x 12.5	Ne View	Crown Moulding	Wood Floor
5	Prim Bdrm	Flat	18.01	x 13.52	East View	Double Closet	B/I Closet
6	2nd Br	Flat	18.47	x 13.52	North View	Large Closet	Wood Floor
7	Foyer	Flat	12	x 8.17	Large Closet	Crown Moulding	Stone Floor

**Client Remks:** The Lonsdale -- Luxury Living At Its Absolute Finest! Highly Desired N/E Corner With Inspiring Views Of Upper Canada College! Elegantly Finished 2 Bdrms/2 Full Wshrms, 1734Sf (Per Builder). Many Upgraded And Updated Features & Finishes Throughout! 24 Hr Concierge, Doorman, Valet, Event Room, Heated Outdoor Pool, Manicured Gardens, Exercise Rooms, Guest Suite, Ample Visitor Parking, EV Charging & Car Wash Service Available! Very Quiet Building Has Triple Glazed Windows! TTC At Doorstep, Walking Distance To UCC, Forest Hill Village, Yonge St. & More! Enjoy The Lifestyle! See 3D Tour!

**Extras:****Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-488-2875

**625 Avenue Rd 504****Toronto Ontario M4V 2K6**

Toronto C02 Yonge-St. Clair Toronto % Dif: 94

**Taxes:** \$9,513.34 / 2024 **For:** Sale**SPIS:** N**Sold:** \$2,200,000**List:** \$2,350,000**DOM:** 13

Condo Apt

**#Shares%:****Rms:** 9 + 1

Apartment

**Locker#:** 504**Bedrooms:** 2 + 1**Unit#:** 7**Locker Lev/Unit:****Washrooms:** 3**Corp#:** TSCC / 1516**Locker Unit:**

1x6, 1x4, 1x2

**Level:** 5**Dir/Cross St:** Avenue Rd & Lonsdale**Prop Mgmt:** FirstServices Residential**MLS#:** C11982180**Sold Date:** 03/06/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	None
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$2,668.71	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	Y	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Fan Coil / Other	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	16-30	<b>UFFI:</b>		<b>Park/Drive:</b>	
<b>Apx Sqft:</b>	2000-2249	<b>Elev/Lift:</b>		<b>Park Type:</b>	Common
<b>Sqft Source:</b>	As per floor plans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Se	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y <b>CAC Incl:</b>	<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b>	<b>Bldg Amen:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.99	x 8.23	Halogen Lighting	Wood Floor	Double Closet
2	Living	Main	19.65	x 15.32	Open Concept	Fireplace	Wood Floor
3	Dining	Main	16.77	x 9.25	Open Concept	Window Flr to Ceil	Crown Moulding
4	Family	Main	17.49	x 13.68	Combined W/Br	B/I Bookcase	4 Pc Bath
5	Kitchen	Main	12.01	x 9.15	Renovated	Stainless Steel Appl	Wood Floor
6	Sitting	Main	15.49	x 10.01	Combined W/Office	B/I Desk	B/I Bookcase
7	Prim Bdrm	Main	15.68	x 14.01	Window Flr to Ceil	W/I Closet	6 Pc Ensuite
8	Other	Main	14.5	x 5.68	Combined W/Master	Double Closet	2 Pc Bath
9	2nd Br	Main	13.75	x 12.01	Broadloom	Double Closet	California Shutters
10	Laundry	Main	6	x 3.67	B/I Appliances	Double Doors	Stone Floor

**Client Remks:** Downsizers & professionals have been eagerly awaiting this 2232 sf oversized, open-concept 2 + 1 BR, elegantly soaring above the treetop canopy to reveal stunning park-like neighbourhood & skyline views. Designer renovated, & truly home-size, this will accommodate all you desire & provide 3 bdrms! Luxury appointments in this breathtaking, wrap-around, glorious corner suite include: wood or stone floors, wall-to-wall, floor to ceiling windows all with California shutters, marble baths, halogens, vast principal rooms, a real family room, coffered clgs, crown mouldings, an ens. lauu., ample b/ins and storage. The excellent floor plan is the ultimate in a privacy-enhancing delight, with its stunning open-concept LR + FP, generous DR and sitting rm/office/bkfst area off modern, bright kitchen, all separated from the bedroom wing by the spacious foyer. Just see the photos & virtual pictures for a tiny glimpse of the remarkable features which abound in this iconic Lonsdale landmark. Serene, expansive & bathed in natural light, the panoramic, sparkling day & night views enthrall. Beautifully poised between the lush neighbourhoods of Forest Hill and Deer Park, this is an exclusive, luxury, quiet building with only 3 suites on this floor. This exceptional property is of a scale unlikely to be duplicated in midtown Toronto & with its timeless precast concrete exterior, is superior value in every way. An outstanding showcase, with triple-glazed windows, this makes transitioning from a large home a breeze. Top-flight building amenities include 24 hr concierge & security, valet pkg, visitor pkg, gym, fabulous landscaping with outdoor pool, car wash, party rm & guest suite- all just an easy stroll to the vibrant boutiques, elegant shops & subway of Yonge & St. Clair.

**Extras:****Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



**619 Avenue Rd 601**  
**Toronto Ontario M4V 2K6**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 98  
**Taxes:** \$11,480.39 / 2024 **For:** Sale **SPIS:** N **DOM:** 15

Condo Apt **#Shares%:** **Rms:** 7  
 Apartment **Locker#:** 601 **Bedrooms:** 2 + 1  
**Unit#:** 1 **Locker Lev/Unit:** **Washrooms:** 3  
**Corp#:** TSCC / 1516 **Locker Unit:** 2x4, 1x2  
**Level:** 6

**Dir/Cross St:** Avenue Rd & Lonsdale  
**Prop Mgmt:** First Services Residential

**MLS#:** C12109837**Sold Date:** 05/14/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	None
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$2,764.20	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Fan Coil / Other	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	16-30	<b>UFFI:</b>		<b>Park/Drive:</b>	
<b>Apx Sqft:</b>	2000-2249	<b>Elev/Lift:</b>		<b>Park Type:</b>	Common
<b>Sqft Source:</b>	as per floor plans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Ne	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y <b>CAC Incl:</b>	<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b>	<b>Bldg Amen:</b>	Car Wash, Concierge, Gym, Outdoor Pool, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Energy Cert:</b>	
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Ensuite Laundry, Family Room, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.24	x 7.68	Hardwood Floor
2	Living	Main	25.98	x 20.34	O/Looks Dining
3	Dining	Main	25.98	x 20.34	O/Looks Living
4	Kitchen	Main	12.66	x 8.99	Modern Kitchen
5	Breakfast	Main	15.32	x 12.24	Breakfast Bar
6	Family	Main	15.49	x 13.16	Combined W/Br
7	Prim Bdrm	Main	15.58	x 13.32	Window Flr to Ceil
8	2nd Br	Main	14.4	x 13.68	W/I Closet
9	Laundry	Main	6.99	x 2.49	B/I Appliances

**Client Remks:** Welcome to the quintessential suite for imaginative, glamorous & convenient luxury living in this meticulously renovated showpiece of innovative, contemporary, architecturally inspired design & craftsmanship. Step inside & you are immediately captivated by the view from the floor-to-ceiling, wraparound windows, embracing the park-like campus of UCC sprawling beyond, with its eye catching, iconic Clock Tower. History meets the epitome of modernity here in this breathtaking panorama! Sophisticates, downsizers & professionals will love this wonderfully proportioned open-concept 2 BR plus Fam Rm/Ofc (or 3rd BR), gracefully soaring above the tree-top canopies of Forest Hill & Deer Park. Truly inviting and home-size, this prime corner residence will accommodate all you desire, making a transition from home to condominium a breeze. Wood or stone floors, custom sun or blackout blinds on all windows, muted marble-style baths, halogens, vast principal rooms, coffered ceilings, crown mouldings, ensuite laundry, ample b/ins & storage galore, highlight the impressive features here & those most desired by the prudent buyer today. Entertain in style in the ultimate privacy-enhancing floor plan, with its large welcoming foyer, stunning open-concept LR, generous dining room framed by floor-to-ceiling windows on two sides, spectacular chefs kitchen with bkfst bar & sitting area & airy, enchanting Fam Rm/Ofc (or 3rd BR), flanked by two king-size BR ea Ens. The sumptuous primary BR has 2 large WICCs & spa bath off its own entry hall while the unusually large 2nd BR/guest suite also enjoys a huge walk-in closet & ensuite. Bathed in natural light, the sparkling day or night views dazzle. Also exceptional are the magnificent grounds, picturesque location & choice services, along with the timeless precast concrete exterior, triple glazed windows, the best visitor parking in any condominium, plus valet parking, & a high ratio of elevators to units.

**Extras:****Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191





**55 Delisle Ave 605**  
**Toronto Ontario M4V 3C2**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 98  
**Taxes:** \$16,573.25 / 2024 **For:** Sale **SPIS:** N **DOM:** 64  
**Sold: \$2,827,000**  
**List: \$2,899,000**

Condo Apt **#Shares%:** **Rms:** 8  
 Apartment **Locker#:** **Bedrooms:** 3  
**Unit#:** 5 **Locker Lev/Unit:** 2 - **Washrooms:** 3  
**Corp#:** TSCC / 1770 **Locker Unit:** 1x2, 1x4, 1x6  
**Level:** 6

**Dir/Cross St:** Yonge & St Clair  
**Prop Mgmt:** First Service Residential

**MLS#:** C11920477**Sold Date:** 03/18/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$3,643.71	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Concrete
<b>Heat:</b>	Heat Pump / Other	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 2
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	3000-3249	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned / Owned
<b>Sqft Source:</b>	Floorplans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 2
<b>Exposure:</b>	Ne	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	P2 - #25 / P2- #26
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Exercise Room, Party/Meeting Room, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Family Room, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.14	x 6.89	Marble Floor	Double Closet	Crown Moulding
2	Living	Main	24.61	x 21.33	Crown Moulding	Open Concept	Hardwood Floor
3	Dining	Main	21	x 10.83	Crown Moulding	Open Concept	Hardwood Floor
4	Kitchen	Main	13.45	x 13.12	Eat-In Kitchen	Marble Floor	Pantry
5	Breakfast	Main	12.14	x 12.47	Hardwood Floor	Walk-Out	Separate Rm
6	Family	Main	19.69	x 11.81	Tile Floor	Combined W/Kitchen	Window
7	Prim Bdrm	Main	21.33	x 17.39	Hardwood Floor	His/Hers Closets	6 Pc Ensuite
8	Bathroom	Main	0	0	6 Pc Ensuite	Marble Floor	Separate Shower
9	2nd Br	Main	20.01	x 12.47	Hardwood Floor	W/O To Balcony	Double Closet
10	3rd Br	Main	12.14	x 10.83	B/I Desk	Hardwood Floor	Window
11	Bathroom	Main	0	0	4 Pc Bath	Marble Floor	Soaker
12	Bathroom	Main	0	0	2 Pc Bath	Tile Floor	

**Client Remks:** Downsizers, enjoy condo living without compromise in this quiet, mid-rise boutique building at Yonge and St. Clair. This grand 3,000 sq. ft. corner unit with nine-foot ceilings is designed for buyers transitioning from a large home, offering ample space and refined sophistication. The well-planned layout and high ceilings create an expansive and elegant atmosphere. Experience the grandeur of a ballroom-sized living and dining seamlessly connected to an oversized family room perfect for both entertaining and unwinding. The spacious, family-sized kitchen, is equipped with a walk-in pantry and an oversized breakfast room. Multiple balconies are an extension of this luxurious living area, providing serene outdoor retreats. The primary bedroom suite exudes luxury, reminiscent of a hotel lifestyle, featuring two spacious walk-in closets and a sprawling bathroom for a private retreat. Additional conveniences include two parking spaces and two lockers. You'll also find top-notch building amenities, offering 24-hour security, concierge services, visitor parking, an exercise room, a party room, and a guest suite. Located around the corner from St. Clair subway station, you're also just a short walk from the vibrant boutiques and dining experiences in Summerhill and Yorkville. 55 Delisle is city living, perfected. **\*\*EXTRAS\*\*** 2 parking spots & 2 lockers, 9 ft ceilings, multiple balconies, separate family/library room, eat-in kitchen with walk-in pantry, laundry room with sink & built-in cabinetry & so much more.

**Extras:****Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300